

DEED OF SALE BY PERSONAL REPRESENTATIVE
(Testate)
Maine Statutory Short Form

#543

Know all Men by these Presents,

022495

That, We, LEE B. BRANDWEIN of Oakland, Kennebec County and State of Maine and TERRY BRANDWEIN BOLDUC of Waterville, Kennebec County and State of Maine

duly appointed and acting personal representative of the estate of RUTH S. BRANDWEIN, deceased (testate), as shown by the probate records of the County of Kennebec, Maine, (and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale) ~~(and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice as being required under the terms of the decedent's will)~~, by the power conferred by the Probate Code, and every other power, for consideration paid, grant to WENDY B. HALLENBECK of Waterville, Kennebec County, State of Maine, her heirs and assigns forever,

whose mailing address is 39 Cherry Hill Drive
Waterville, Maine 04901

TRANSFER
TAX
PAID

the real property in Waterville, County of Kennebec

State of Maine, described as follows:

A certain lot or parcel of land, together with the buildings thereon, situated in said Waterville, County of Kennebec, State of Maine and bounded and described as follows:

Beginning at a point in the northerly line of Gilman Street, said point being twelve hundred and eighty-five (1,285) feet westerly along said north line of Gilman Street from the intersection of the westerly line of the First Rangeway with the north line of Gilman Street, said point being further described as being four hundred (400) feet westerly along said north line of Gilman Street from the southwest corner of lot of Imogene Johnson; thence north thirty degrees fifteen minutes (30°15') east three hundred (300) feet to a point; thence south fifty-nine degrees forty-five minutes (59°45') east one hundred (100) feet to a point; thence south thirty degrees fifteen minutes (30°15') west three hundred (300) feet to the north line of Gilman Street; thence north fifty-nine degrees forty-five minutes (59°45') west one hundred (100) feet to the point of beginning.

The above described lot being #4 on Plan of Colby Highlands recorded in Kennebec Registry of Deeds and dated September 2, 1941, Plan Book 13, Page 75.

Also another lot or parcel of land adjoining immediately westerly of the above described lot and bounded and described as follows:

Beginning at a point in the northerly line of Mayflower Hill Drive, formerly known as Gilman Street Extension, said point being thirteen hundred and eighty-five (1,385) feet westerly along said north line of Mayflower Hill Drive from the intersection of the westerly line of the First Rangeway with the north line of said Mayflower Hill Drive, said point being further described as being five hundred (500) feet westerly of the southwest corner of lot of Imogene Johnson; thence north thirty degrees fifteen minutes (30°15') east three hundred (300) feet to a point; thence south fifty-nine degrees forty-five minutes (59°45') east one hundred (100) feet to the northwesterly corner of the above described lot; thence south thirty degrees fifteen minutes (30°15') west along the westerly line of said above described lot three hundred (300) feet to the northerly line of said Mayflower Hill Drive; thence north fifty-nine degrees forty-five minutes (59°45') west along said north line of Mayflower Hill Drive one hundred (100) feet to point of beginning.

50-24

Being a part of Lot #5 on said Plan of Colby Highlands.

The premises above described are conveyed subject to the following restrictions, which shall be binding upon said grantees and all persons claiming or holding through or under said grantees, and shall be deemed as covenants running with the land:

- (1) No building or buildings for the use of more than one family shall be built on either of the lots herein conveyed;
- (2) The front wall of any building erected thereon shall be at least seventy-five (75) feet from the north line of said Gilman Street;
- (3) The cost of the main building erected on each lot, or both of them, shall be at least seven thousand dollars (\$7,000), exclusive of all other buildings, landscaping and any other improvement to the land not directly affixed to the main building.
- (4) No part of either lot shall be used for commercial purposes of any kind whatsoever.

Being the same premises conveyed by Florence S. Lobron to Ruth S. Brandwein by deed (supplanting, supplementing and correcting previous deeds of record) dated November 24, 1972 and recorded in the Kennebec County Registry of Deeds in Book 1606, Page 173. Ruth S. Brandwein is deceased and her estate is being probated in Kennebec County, Kennebec County Registry of Probate Docket No. 92.61.

Witness our hands and seal this 10th day of August, 19 92 .

Signed, Sealed and Delivered
in presence of

X by: ESTATE OF RUTH S. BRANDWEIN
TERRY BRANDWEIN BOLDUC and
X LEE B. BRANDWEIN, Co-Personal
Representatives

State of Maine, County of Kennebec
August 10, 1992.

Then personally appeared the above named LEE B. BRANDWEIN and TERRY BRANDWEIN BOLDUC in their said capacity and acknowledged the foregoing instrument to be their free act and deed.



Before me,

X *[Signature]*

Notary Public
Attorney at Law

RECEIVED KENNEBEC SS.

1992 AUG 17 AM 9:00

Printed Name:

DAVID R. WHITTIER
MY COMMISSION EXPIRES:...
AUGUST 31, 1993

ATTEST: *[Signature]*
REGISTER OF DEEDS